

Received Kennebec SS.
05/01/2009 8:07AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

**TRANSFER
TAX
PAID**

WARRANTY DEED

4221

Joseph M. Donato of Waterville, State of Maine, for consideration paid, grant to Roger W. Woolsey and Susan F. Woolsey of Waterville, State of Maine, as joint tenants, with **WARRANTY COVENANTS**, the land in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Parcel I:

A certain lot or parcel of land, which was formally the property of Harvey D. Eaton, situate on Cherry Hill Drive, located in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Commencing at an iron pin on the northerly line of Cherry Hill Drive at a southwest corner of a certain lot or parcel of land sold to Charles W. Keep, thence westerly along and in the northerly line of Cherry Hill Drive a distance of One Hundred forth (140) feet to another pin;

Thence turning and running northerly a distance of about two hundred (200) feet, more or less, (this distance is approximate) to an iron pin marking the southwest corner of Lot No. 41;

Thence turning and running easterly in a southerly line of Lot No. 41 a distance of seventy-two and one tenth (72.1) feet to an iron pin marking the southeast corner of Lot No. 41 and the southwest corner of Lot No. 42;

Thence continuing in a straight line along the southerly line of Lot No. 42 a distance of sixty-one and ninety-five one hundredths (61.95) feet to an iron pin marking the northwest corner of Keep's land;

Thence turning and running southerly in a distance of two hundred ten (210) feet, more or less, (this distance is approximate) to the point of beginning.

The line between Lot No. 48 and Lot No. 47 as originally shown on said Cherry Hill Plan is abolished and the above-described parcel of land is to be taken as one building lot, and shall be known as Lot No. 47.

This conveyance is made upon express conditions, limitations and covenants, as follows:

FIRST: This entire tract, shown by the Cherry Hill Plan referred to above, is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and said Lot No. 47, and all the lots shown by said plan are entitled to and subject to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 47 nor any other lot shown on said plan shall be used for building more than one dwelling house and that no house shall be adapted for use by more than one family.

3) BwL

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet of any of the streets shown on said plan or within ten (10) feet of the boundary line of the lot, except as to corner lots, for instance like Lot No. 1, the set back of fifty (50) from the street shall apply only on the side next to the principal street, that is in the case of Lot No. 1 to the side next to the First Rangeway.

Also hereby conveying a perpetual easement over and upon land in the City of Waterville, Kennebec County, Maine, which land is specifically delineated on a plan dated June 16, 1963, by R. G. Knowlton C. E. and recorded in Kennebec County Registry of Deeds in Book 1305, Page 357. Being the shaded portion indicated on said plan, being ten (10) feet in width and the same being five (5) feet on either side of the sewer line, which has been installed in said easement. The easement herein granted conveys the right of maintenance, repair and replacement of the sewer line constructed within said easement.

Also Subject to the terms of an agreement between Donato and Wynne dated February 6, 1998 and recorded in Book 5549, Page 256.

Parcel II:

A certain lot or parcel of land situated on Cherry Hill Drive in said Waterville, in the County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at a stone monument in the northerly line of Cherry Hill Drive at the southwest corner of Lot #45 sold to Byron D. McLellan, marking the southeast corner of Lot #46 on plan of Cherry Hill Development dated August 29, 1950, recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35; thence westerly along the northerly line of Cherry Hill Drive a distance of one hundred fifty (150) feet to another stone bound in the northerly line of Cherry Hill Drive marking a new southwest corner of Lot #46 on said plan; thence northerly in a new westerly line for this lot to a point in the southerly line of Lot #42, which point is twenty-one (21) feet westerly of the southeast corner of Lot #42; thence easterly to the southeast corner of Lot #42; thence continuing (but at a slight angle) to the northwest corner of Lot #45 a distance of eighty-two and five tenths (82.5) feet; thence southerly one hundred eighty-eight (188) feet to the point of beginning.

Being all of Lot #46 on said plan of Cherry Hill Development and about one third (1/3) of the easterly part of Lot #47 and exactly as shown on sketch attached to and recorded with deed from Rogers and Eaton, Trustees u/w/o Harvey D. Eaton, said deed being dated January 31, 1955, and recorded in Kennebec Registry of Deeds, Book 990, Page 51. The westerly boundary of Lot #46 as constituted on said plan has been abolished and the original plan of Cherry Hill Development modified accordingly.


The whole parcel of land conveyed in Parcel II is to be taken as one building lot which is made upon express conditions, restrictions, limitations and covenants as listed in Book 1070, Page 21 recorded in the Kennebec County Registry of Deeds.

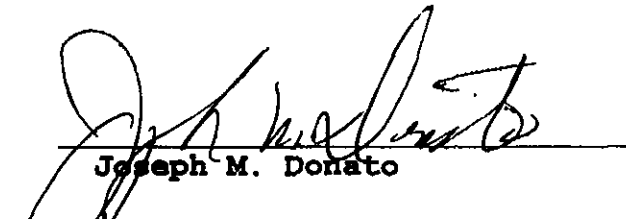
Being the same property conveyed to Joseph M. Donato by deed from Paul F. Poulin dated May 31, 1997 and recorded in the Kennebec

County Registry of Deeds in Book 5373, Page 170. Reference is also made to deed recorded in Book 6469, Page 23 and Book 9880, Page 105.

Parcel II being the same parcel conveyed to Joseph M. Donato by corrective deed from Paul F. Poulin dated on or about April 29, 2009 and to be recorded in the Kennebec County Registry of Deeds.

WITNESS my hand and seal on April 30, 2009.

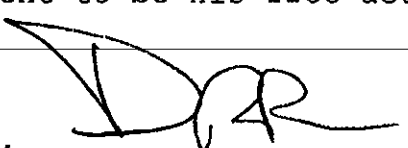

WITNESS


Joseph M. Donato
April 30, 2009

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named **Joseph M. Donato** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public



DAVID R BUTLER
Notary Public - Maine
My Commission Expires
June 21, 2014